



## Artspace Everett Lofts Project

### Charrette Summary

November 27, 2007, Everett City Hall

Facilitators: V. Colgan and C. Piercy,  
Washington State Department of Ecology



### Background

Artspace Projects, Inc. is a national developer of affordable space for artists and art organizations. Its mission is to not only develop, but to create, foster, and preserve affordable space for artists and arts organizations.

This non-profit organization began its advocacy for artists in 1979 in Minneapolis, and transitioned to its current work in the mid-1980s. Artspace accomplishes their mission through development projects, asset management, consulting services, and community-building activities, which support the continued professional growth of artists and enhance the cultural and economic vitality of the surrounding community. Artspace is also a member of the U.S. Green Building Council and is committed to fostering sustainable building. See more about this organization at [www.artspaceusa.org](http://www.artspaceusa.org). A copy of their sustainable development protocol can be found on there and on page 11 in the appendices of this report.



*Artspace's Tashiro Kaplan Artist Lofts project in Seattle's Pioneer Square was completed in 2004.*

Artspace partners with local organizations when developing affordable housing in communities. For this project, the primary partner is the Arts Council of Snohomish County, whose mission is to celebrate and promote the arts for the enhancement of the community. This non-profit organization wants to provide places “to see art, learn about art and celebrate art.”

The Arts Council organizes six exhibits throughout the year at its gallery, runs a Gallery Store, and hosts the H'Arts Benefit Art Auction in March, the largest art auction in Snohomish County. The Arts Council holds three other events celebrating art, including a wearable art fair in October. It also offers community art classes for all ages through school programs, art workshops for teachers, art competitions, scholarships, and the Art Alternatives program at the Denney Juvenile Justice Center. See [www.artscouncilofsnoco.org](http://www.artscouncilofsnoco.org) for more on this active, local organization.

### The Artspace Everett Lofts Project

Artspace and the Arts Council of Snohomish County are working together to build a 28 million dollar, mixed-use commercial development that will provide 40 units of affordable housing for

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artists and their families. The project will create a Visual Arts Education Center, arts-related commercial space, and new offices for the Arts Council. The project site is 2919 Hoyt Avenue, in downtown Everett.

The structure will replace a parking garage and have a total area of 80,000 square feet (SF); of that, the first floor will cover approx. 18,000 SF. Artspace will own the building, and the Arts Council will design, build out and occupy the first floor. Additional details of the project and its site follow the Agenda in the Appendices. Artspace Everett Lofts is expected to open in Spring, 2009.



*Artspace Artist Lofts project site facing north.*

In late September 2007, Artspace's project manager/owner, Cathryn Vandenbrink, contacted the Green Building Group at the Department of Ecology and requested charrette services to help achieve a LEED® Silver rating<sup>1</sup> using the Core and Shell and Commercial Interiors checklists. She also asked that the Green Building Group facilitators address compliance with the new Evergreen Sustainable Development Standard.<sup>2</sup>

### The Charrette Process

The purpose of a sustainable building charrette, or eco-charrette, is for a diverse group of stakeholders to generate as many high-performance ideas about a project as possible, while it is still in its early stages. Individuals in the group draw from their areas of expertise, as well as from their spontaneous creative ideas, then work together to develop and select the best of these ideas for the design team to consider and incorporate into the project.

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<sup>1</sup> LEED® is the acronym for Leadership in Energy and Environmental Design, the sustainable building certification program created by the US Green Building Council. The Council has developed and vetted green building checklists for the common categories of development. Details can be found at <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222>. New state-funded construction over 5,000 ft<sup>2</sup> is required by the Revised Codes of Washington (39.35D RCW) to be built to LEED® Silver standards. Exceptions to this mandate include public schools and affordable housing projects, which must follow other sustainable building criteria/standards with different threshold requirements.

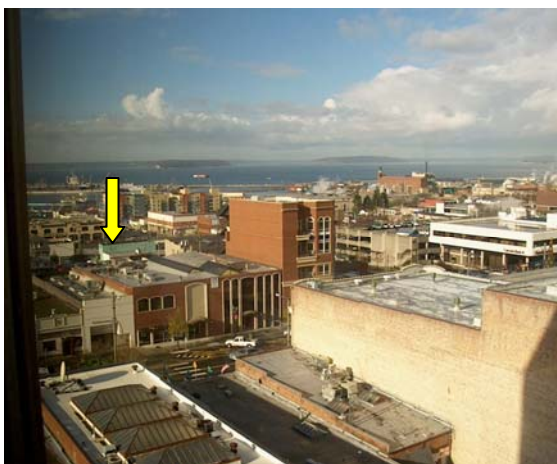
<sup>2</sup> The Evergreen Sustainable Development Standard was written to comply with Chapter 39.35D.080 RCW. This law requires the Department of Community, Trade & Economic Development (CTED) to, "identify, implement and apply a sustainable building program for affordable housing projects that receive housing trust fund (under chapter 43.185 RCW) funding in a state capital budget." The Evergreen Standard is based on Enterprise Community Partners' Green Communities™ Criteria. It will go into effect July 1, 2008. A copy of the Evergreen Standard is available at <http://www.cted.wa.gov/site/1027/default.aspx>.

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The diverse viewpoints, available at an effective charrette, encourage *integrated design*.<sup>3</sup> This design approach results in better buildings that save resources, time and money for the owner and the community in which they are located.<sup>4</sup> It also results in greater familiarity with and appreciation for the benefits of building green, a long-term or life-cycle view of impacts from development, and more interest and enthusiasm for the success of the specific project considered.

Charrettes are now a common practice for creating high-performance buildings and will soon be required for Washington Housing Trust funding<sup>5</sup>.

### Artspace Everett Lofts Charrette



*Yellow arrow, left, indicates project location*

The charrette began at 9 o'clock on November 27, 2007, in the 8<sup>th</sup> floor meeting room at the City of Everett Administration Building, 2930 Wetmore Avenue in Everett. The project site could be seen looking southwest from the bank of windows along the northwest side of the spacious and well-appointed room.

At the start of the charrette, each person<sup>6</sup> offered their primary goal for this project as part of their introduction.

- Successful fund-raising for the project
- Public-private partnerships
- Affordable housing downtown
- Symbiotic relationship w/ community

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<sup>3</sup> All building systems interrelate – with each other and with the systems that create the external environment. Integrated design synthesizes these external and internal relationships with the intended use(s) of a site and the structure(s) on it. By putting 'time in upfront', integrated design, when implemented correctly, also reduces call-back costs, energy loads, water use, waste of building materials, and denuded, compacted sites that lead to stormwater problems. It enhances building longevity, economic value, and the health and comfort of inhabitants. Well-designed buildings are also easier to maintain and tenant or sell.

<sup>4</sup> [www.usgbc.org](http://www.usgbc.org) has many case studies to this effect.

<sup>5</sup> Refer to Footnote 2. The Housing Trust Fund is the program within the Housing Division of CTED that developed the Evergreen Standard.

<sup>6</sup> See Appendices for a roster of attendees.

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- Safe for all occupants
- Efficient, effective use of energy
- Heat recovery from hot shop (space heating, hot water)
- Sustainable features elegantly incorporated
- A LEED Gold building within existing budget
- City Code used to get features incorporated
- NO parking garage
- A model, sustainable live/work facility
- Demonstrates sustainable features are not hard to incorporate
- A well-known regional arts center that targets youth
- A building Artspace, the Arts Council and the City can be proud of

The facilitators showed a brief PowerPoint on the charrette process and generated ground rules with the group. They showed another PowerPoint on what green building is, why it's done, and the concept of the Triple Bottom Line.<sup>7</sup>

The facilitators then introduced the requested green building standards and the checklists the group would work with during the day. The participants' packets contained a fourth checklist, LEED® for New Construction; the facilitators' reading of the standards implied that it was the appropriate LEED® product to pursue, in lieu of Core and Shell and Commercial Interiors.



*Participants ready for their first breakout session*

The group reviewed the project overview in their packets, asked general questions, and broke into three smaller teams to brainstorm sustainability ideas for the site on Hoyt Avenue. Photos of the site and its views, prepared by the facilitators, played continuously during this breakout session.<sup>8</sup> Spokespersons for each team reported on the items they had developed and recorded on post-it notes. A summary of the output from all the breakout sessions throughout the day can be found on page 18–21.

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<sup>7</sup> Also referred to as sustainable building's 'Three Legged Stool' or the 'Three E's of Sustainability', the Triple Bottom Line means one needs to consider and incorporate strategies that contribute to a healthy economy, a healthy environment, and social equity. Without all three, 'sustainable' efforts fail.

<sup>8</sup> See Appendices for some of these slides, which follow the aerial photos of the site.



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Doug Ito of SMR Architects, representing Artspace, displayed his preliminary drawings of elevations for the building, and the same teams went back to work generating green targets



*Architect Doug Ito presents his preliminary drawings.  
Dave Rutherford (center photo) drew the 1<sup>st</sup> Floor plans.*

space, and not meet parking requirements.

for the building envelope. Of particular interest was the issue of parking. The design team would like to eliminate it altogether, thereby saving thousands of dollars in excavation fees (estimated cost is \$20–25,000 per stall). The Artspace building in Pioneer Square (see photo page 1) has no requirement for parking. If it is required in Everett, parking will be below-grade with access from lowest corner on site. The City has concern about the access driveway coming off the street, but an alley access would make 15 more feet of ramp necessary, take up significant lot and building

After group reports on the building envelope ideas, Dave Rutherford, a Principal of ARC Architects, the design firm selected by the Arts Council, showed his initial floor plans for the Visual Arts Education Center, the commercial space, and Arts Council offices – complete with a mezzanine since the gallery is to be 20 feet high. For illustrations, see page 22.

Cathryn Vandenbrink of Artspace described the apartments on the upper floors for the group. Loft housing is ‘bare-bones’ – no disposals, carpet, dishwashers, etc. Emphasis is placed on large, open ‘creative space’ with durable, hard surface floors and painted, flat-surface walls. Typically, the one-bedroom units are 800 SF and the two-bedroom 1300 SF. All units front on a six-foot-wide hallway and will be serviced by a large, energy-saving elevator. There will be an outdoor deck for residents. Artspace already plans on the building having large doors to accommodate sizable art projects, and a 10-foot setback from the property line to allow for more natural lighting. A diversity of lighting options is needed, since artists are very selective about their particular lighting requirements.

New break-out groups formed to generate green ideas about the floor plan, space, lighting, and ventilation in the building. More prompt and concise team reports took us to the ‘working lunch’ break. As a ‘teaser’ before lunch began, the facilitators introduced a new

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acronym, **PAVTA-Q**, a mnemonic to assist the group in considering the broad topic of indoor environmental quality.

The facilitators defined the acronym **PAVTA-Q** more completely to start the afternoon session, and challenged the new breakout teams to develop goals or objectives for its parts:

- ★ **Physical Comfort**, which includes multi-purpose space design, safety, and ergonomics that determine many aspects of interior usability.
- ★ **Acoustic or Auditory Comfort**, addressing interior and exterior noise levels, a key consideration when natural ventilation strategies are used, and anytime multiple residences and mixed use activities share the same structure.
- ★ **Visual Comfort**, which requires lighting to be controllable, as well as designed appropriately, for space use; and aesthetics, a subtle but crucial part of productivity and building longevity.
- ★ **Thermal Comfort**, that strikes the tricky balance between temperature, humidity, air movement and user control.
- ★ **Air-Quality**, the difference between ‘sick’ buildings and the ‘healthy’ ones made by proper construction practices, materials selection and installation, and ongoing operations and maintenance.

To turn attention to the popular topic of materials and finishes selection, the facilitators showed a condensed version of the EcoBuilding Guild’s PowerPoint on defining or recognizing a ‘green’ material.<sup>9</sup> They also distributed examples of green finishes, products, and cleaning items to the teams to augment their brainstorming. Each breakout group reported their choices for the project.



*One of the three groups discussing green materials*

As requested by the charrette organizers, waste issues/problems were next discussed, this time by the group as a whole. A list of the solid and hazardous wastes typically generated

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<sup>9</sup> All materials have tradeoffs. The key to good selection is discovering what these tradeoffs are and making an informed choice. It is important to remember that many products do not reflect their true cost to the environment, so weigh their resource– extraction and manufacturing costs wherever possible, and consider their effect(s) on indoor air quality.

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by artists at work was made, and potential solutions recorded (page 21) for greening this reality of creative life. A notable one described a web-based ‘Craig’s List’-type clearinghouse to convert one artist’s wastes into supplies for another in the building.

Voting occurred during the last 15-minute break. Each person placed two marks in each category of suggestions to prioritize the ones they deemed most important. “Creating power or water heating from hot shop heat” received the most votes (13) followed closely by urging the City to apply for rain water right (12). Other strong runners-up were on-demand hot water (8), low to no VOC paint and adhesives (7), followed by two strategies that got six votes: “operable windows (high/low) for natural ventilation” and “move residential deck on second story to west side for view”. Full voting results appear in a table page 23.

The final small group exercise was the most challenging of the day. Each of the three teams was asked to evaluate the first, second, or last third of all four checklists to see if the project could meet all prerequisites and which points or credits could be earned. They dug in and, despite the frustration in working with the barely familiar requirements and definitions, completed the assignment, and made a preliminary assessment of the points possible.



*Tackling all four checklists*

### Results

The green development goals for Artspace Everett Lofts mirrored and often exceeded the ones outlined in Artspace’s Sustainable Development Protocol (p. 11). The preliminary checklists, attached as the final pages of this report, captured the corresponding green strategies. The charrette estimated 117 points attainable beyond the mandatory items on the Evergreen Standard checklist, and the 50 optional-point minimum it also requires. It also appears the project could satisfy at least 41 of the 69 credits to achieve a Gold rating on the LEED for New Construction checklist.<sup>10</sup> When asked if their initial goals for the project had been discussed and included, the participants were able to respond with “Yes!”

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<sup>10</sup> There may be more achievable credits (see the Facilitator Recommendations below) and some that may prove unattainable as design continues. It is hoped the NC Gold achievement level will remain the project target. Even though their use is unlikely, the LEED-CI tally for the Arts Council portion was a Gold level (34 out of 57). The LEED-CS checklist Artspace planned to use, reached the Silver standard (33 of 61 credits). Please refer to the second bullet the Facilitator Recommendations.

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### Facilitator Recommendations for the Design Team:

- Explore the feasibility of obtaining a rainwater harvesting permit with the City of Everett and the WA Department of Ecology's Water Resources Program (425/649-7000). Ask as well about the future availability of reclaimed water. The county health department can be consulted about grey water capture and reuse.
- Check with the US Green Building Council for definitive guidance regarding the need to pursue LEED-NC certification rather than CS and CI, and evaluate ability to meet all the prerequisites of NC version 2.2.
- Check with Greg Black, 360/725-2916 or [gregb@cted.wa.gov](mailto:gregb@cted.wa.gov) for the release date of the Evergreen Standard application and user's guide. Assure compliance with all Evergreen Standard mandatory and submittal requirements.
- Because of the probable presence of hazardous materials and fumes, pursue LEED's *Indoor Environmental Quality Credit 5: Indoor Chemical & Pollutant Source Control* to prevent cross-contamination of regularly occupied areas, especially since Artspace Everett Lofts will be a living and a working space.

### Final Remarks

This was a well-attended charrette. In addition to their valuable time, each participant gave their attention, intelligence, skill, and humor over the six-hour workshop. It made it a pleasure for and earned the gratitude and sincere thanks from the charrette facilitators. It bodes well for the success of Artspace Everett Lofts!



*A productive day!*



### **Facilitator Background**

Vicki Colgan and Christopher Piercy work for the Washington State Department of Ecology's Solid Waste & Financial Assistance Program in Bellevue and Yakima, respectively. They, with two other regional staff members, make up Ecology's Green Building Group.

Vicki has an extensive background in management, corporate training and facilitation, and is a certified Sustainable Building Advisor and a LEED® Accredited Professional.

Christopher has worked as an environmental chemist and environmental planner. He is also a certified charrette planner and manager through the National Charrette Institute.

The Green Building Group currently offers complementary charrette facilitation services to building projects affected by RCW 39.35D. This law requires new state-funded construction over 5,000 ft<sup>2</sup> to be built to LEED® Silver standards, at a minimum. Note: there are exceptions to this mandate. These include public schools and affordable housing projects receiving any WA Housing Trust Funds. These projects must follow other sustainable building criteria/standards.

For more information on Ecology's charrette facilitation services please contact the Department of Ecology.

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